



13 Falmouth Road

Truro



13 Falmouth Road

Truro TR1 2BL

Located within one of Cornwall's most attractive Grade 2 Listed terraces, this exquisite Georgian period home is one of Truro's finest townhouses. Exuding great charm and appeal, the feel of this exceptional property is welcoming, spacious and stylish while retaining extensive original detailing, all complemented by a deep walled garden and oversize double garage / workshop.





The location

This fine example of a classic Georgian townhouse is located within one of the most desirable and highly-regarded areas of Truro. Falmouth Road is defined by its beautiful Victorian and Georgian architecture with the Lander Monument marking the beginning of Lemon Street with its celebrated Bath stone facades and restored terraces. (Richard Lemon Lander (1804-1834) was a Truro-born explorer of West Africa who was the first European to discover that the River Niger drained into the Atlantic).

Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from the iconic Gothic Revival cathedral (1880 – 1910). An eclectic mix of restaurants, coffee shops and bars along with a cinema and art galleries, are complemented by the national-class Hall for Cornwall, which has recently benefitted from a major refurbishment.

Sports enthusiasts are particularly well-catered for with a sports centre with swimming pool, two tennis clubs, squash club, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.

With countryside walks, golf, creeks, rivers, surfing and sailing all within striking distance of Truro, this really is the perfect place from which to enjoy a healthy, active and happy life.

The property

- Georgian townhouse built around 1830
- Entrance vestibule with fan light
- Entrance hall with exposed original floorboards, original cornice, ornate corbel and dado rails. Elegant staircase with gradual incline and carpet retaining bars. Recess for coats and shoes.
- Double aspect kitchen / dining room with flagstone slate flooring, garden outlook and French doors. High quality kitchen with granite tops and island. Rangemaster cooker (Professional+ 110) with six burners, twin oven, grill and warming drawer. Wine cooler, dishwasher (Bosch), microwave / combi, fridge / freezer (LG), pull-out pantry cupboard.
- Utility room with granite tops, Belfast sink and Worcester boiler
- Living room with deep bay window, fireplace (living flame) with slate hearth and marble surround, ornate ceiling rose, high skirtings, picture rails, restored ornate cornicing and exposed original floorboards
- Sitting room with exposed original floorboards, dado rails, ornate cornicing, ceiling rose and high skirtings. Fireplace (living flame) with slate hearth and timber surround.
- Boutique-style ground floor WC with Heritage fittings
- Particularly spacious bathroom with exposed original floorboards, oversize free-standing roll top bath (enamel), twin basins (Villeroy & Boch), heated towel rail, shower with St James fittings, airing cupboard and extra wide shelved storage cupboard
- Double bedroom to the rear with panelled window reveals, ornamental fireplace and fitted drawers within the twin recess
- Double bedroom to the front with deep bay window
- Bedroom / study to the front with window shutters and panelled reveals
- Understairs cupboard / wardrobe
- Top floor landing with bathroom and attic space (above the first floor skylight)
- Double bedroom with far-reaching view towards Truro School and the surrounding countryside





The gardens & garage

- Enclosed and deep walled garden, mainly laid to lawn, and defined by a mature magnolia
- Two stores, perfect for recycling bins and general storage
- Large double garage with enough parking for four cars and plenty of workshop space (no power connected but electricity is connected to the end of the garden). Planning consent granted in 2017 (now lapsed) to create an annexe over the garage (PA17/04037: bedroom, en suite, open plan kitchen / living room) (in conjunction with Cape Building Consultants).

Distances

Truro High School – 350 yards; Truro Cathedral – 700 yards; Truro School – 1; Boscawen Park – 1.5; Penair School – 1.5; Royal Cornwall Hospital (Treliske) and The Duchy – 2.5; Richard Lander School – 3; Truro College – 3; Idless Woods – 3; Feock – 4; Mylor Yacht Harbour – 10; Falmouth – 10.5; St Agnes – 12; Cornwall Airport (Newquay / Mawgan Porth) – 19.5 (All distances are approximate and in miles)

Services, tenure and general information

Freehold. Mains electricity, water, drainage and gas. Gas central heating. Broadband: Ultrafast Full Fibre. Grade 2 Listed. Council Tax band E

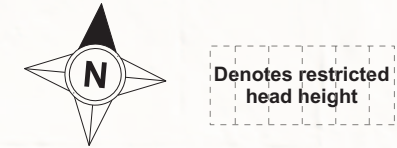
What3Words ///cheek.stands.bound





13 Falmouth Road, Truro, TR1 2BL

Main House = 2454 sq ft / 227.9 sq m
Total = 3181 sq ft / 295.5 sq m (includes double garage / workshop and excludes stores)
Limited Use Area(s) = 80 sq ft / 7.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Shore Partnership Limited. REF: 1188086

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



www.carbonbalancedprinter.com
Registration No. C10P2277
This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

